150.0	0003	0013.B	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	772,200	/	772,200
USE VALUE:	772,200	/	772,200
ASSESSED:	772,200	/	772,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
47		KENILWORTH RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KRATKA JOSHUA R/ETAL
Owner 2:	FENICHEL LISA
Owner 3:	
Street 1:	47 KENILWORTH ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .094 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1932, having primarily Vinyl Exterior and 1835 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4093.000	359,700		412,500	772,200
Total Card	0.094	359,700		412,500	772,200
Total Parcel	0.094	359,700		412,500	772,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 420.76 | /Parcel: 420.76

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	99075
GIS Ref	
GIS Ref	
Insp Date	08/25/18

!11743!

PREVIOUS ASSESSMENT

Parcel ID: 150.0-0003-0013.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	359,700	0	4,093.	412,500	772,200		Year end	12/23/2021
2021	101	FV	338,700	0	4,093.	412,500	751,200		Year End Roll	12/10/2020
2020	101	FV	338,800	0	4,093.	412,500	751,300	751,300	Year End Roll	12/18/2019
2019	101	FV	295,300	0	4,093.	386,700	682,000	682,000	Year End Roll	1/3/2019
2018	101	FV	301,100	0	4,093.	319,700	620,800	620,800	Year End Roll	12/20/2017
2017	101	FV	301,100	0	4,093.	293,900	595,000	595,000	Year End Roll	1/3/2017
2016	101	FV	301,100	0	4,093.	268,100	569,200	569,200	Year End	1/4/2016
2015	101	FV	268,700	0	4,093.	263,000	531,700	531,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	13:02:01

LAST REV

Date	Time
08/28/18	12:30:33
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 11743

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PERKLE BARRY/ET	24804-183		8/24/1994		225,500	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/1/2013	271	Manual	15,951	C				
11/4/2008	1391	Wood Dec	10,000					demo and rebuild n
10/21/1999	704	Alterati	16,500					REMODEL
5/30/1997	285	Manual	5,000					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
8/25/2018	Inspected	PH	Patrick H
7/24/2018	Missed Appt.	CC	Chris C
6/9/2018	MEAS&NOTICE	HS	Hanne S
5/24/2013	Info Fm Prmt	EMK	Ellen K
10/31/2008	Meas/Inspect	345	PATRIOT
1/3/2000	Inspected	276	PATRIOT
12/7/1999	Mailer Sent		
11/22/1999	Measured	268	PATRIOT
1/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	99075
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4093		Sq. Ft.	Site		0	80.	1.26	9			Easemen	-5					412,520						412,500	

Total AC/HA:	0.09396	Total SF/SM:	4093	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	412,520	Spl Credit		Total:	412,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	97 - Tudor		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	20	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE W/RED BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1932	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	Yes	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Fair
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Fair
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.28482461
Const Adj.:	0.98392987
Adj $ / SQ:	170.664
Other Features:	89569
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	488660
Depreciation:	129006
Depreciated Total:	359653

COMMENTS

EASEMENT NOTED 5/95 FOR DRIVEWAY AT # 45 KENILWORTH... / SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

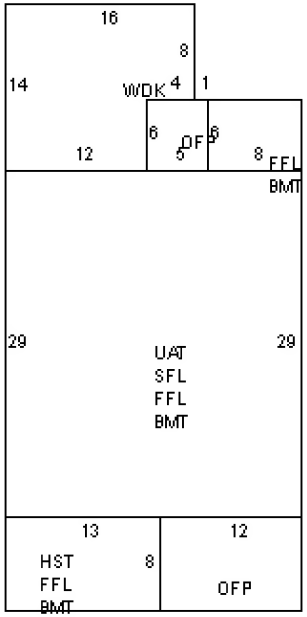
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	187.73
Special Features:	0	Val/Su Net:	118.40
Final Total:	359700	Val/Su SzAd	217.47

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	877	51.200	44,902
FFL	First Floor	877	170.660	149,672
SFL	Second Floor	725	170.660	123,731
WDK	Deck	200	10.820	2,165
UAT	Upper Attic	181	119.460	21,653
OFP	Open Porch	126	29.120	3,669
HST	Half Story	52	170.660	8,875

	Net Sketched Area:	3,038	Total:	354,667	
Size Ad	1654	Gross Area	3634	FinArea	1835

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

150.0-0003-0013.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	